

HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FS

£210,000

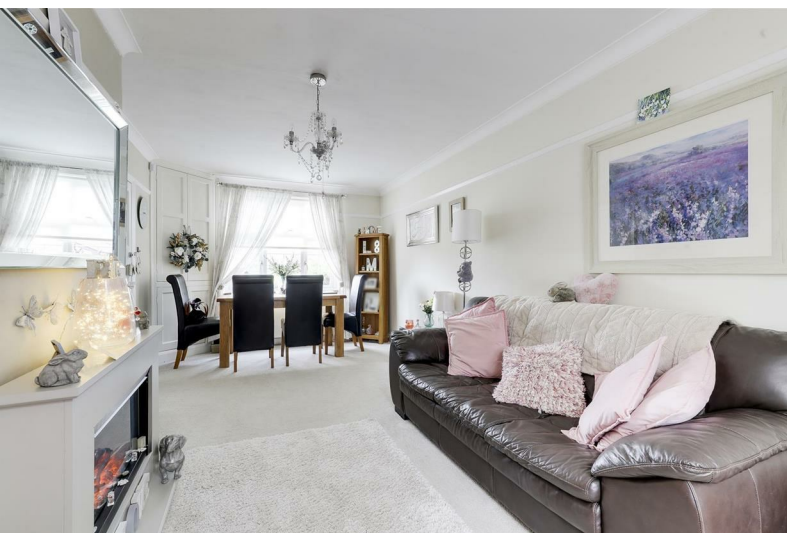
Calverton Road, Arnold, Nottinghamshire NG5 8FS



IDEAL FOR FIRST TIME BUYERS...

This well-presented two-bedroom semi-detached house offers the perfect opportunity for any first-time buyer looking for a home they can move straight into. Situated in a popular location, the property is just a short distance from local shops, great schools, and boasts fantastic transport links—making it ideal for convenient everyday living. Internally, the property is well-maintained throughout and offers a practical layout. The ground floor comprises a porch and entrance hall, a well-appointed fitted kitchen, a spacious reception room, and a bright conservatory that provides additional living space and overlooks the rear garden. There is also a large cupboard currently used for storage, which could easily be repurposed as a small home office or utility space, depending on your needs. For added peace of mind, the property is fitted with a security alarm system. Upstairs, the first floor hosts two good-sized bedrooms, a three-piece bathroom suite, and access to a loft for additional storage. Outside, the front of the property features steps leading up to the entrance, on-street parking, and a garage providing secure storage or potential off-road parking. To the rear is a private and well-maintained garden with two paved patio areas, a lawn, decorative slate chippings, and a shed—offering the perfect outdoor space to relax or entertain. This home combines comfort, practicality, and a great location—making it a must-see for any first-time buyer.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Reception Room & Conservatory
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Garage
- Private Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

6'11" x 3'8" (2.12 x 1.13)

The porch has UPVC double-glazed windows to the front and side elevations, carpeted flooring and a single UPVC door providing access into the accommodation.

Hallway

9'9" x 3'8" (2.99 x 1.13)

The hallway has carpeted flooring and stairs, a radiator and a single door with a Robin Hood stained glass window.

Kitchen

10'11" x 8'6" (3.35 x 2.60)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and fridge, a gas hob, a stainless steel sink with a drainer, vinyl flooring, a radiator, partially tiled walls, a built-in cupboard, a UPVC double-glazed obscure window and a single-glazed window to the side elevation and a single door providing access into the conservatory.

Lounge-Diner

20'2" x 10'3" (6.16 x 3.14)

The lounge-diner has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a built-in cupboard, an electric flame-effect fireplace, a picture rail and coving.

Conservatory

13'2" x 5'6" (4.02 x 1.70)

The conservatory has UPVC double-glazed window to the side and rear elevations, tiled flooring, a polycarbonate roof and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

4'2" x 2'8" (1.29 x 0.83)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

20'2" x 9'0" (6.17 x 2.75)

The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring and a radiator.

Bedroom Two

9'11" x 7'1" (3.04 x 2.16)

The second bedroom a UPVC double-glazed window to the rear elevation, exposed floorboards, a radiator and a built-in cupboard.

Bathroom

9'10" x 9'6" (3.00 x 2.92)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, vinyl flooring, two chrome heated towel rails, tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is on street parking, a garage, steps leading up to the front of the house and a single wooden gate providing rear access.

Rear

To the rear is a private garden with two paved patios, an outdoor tap, a lawn, slate chippings, a shed and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

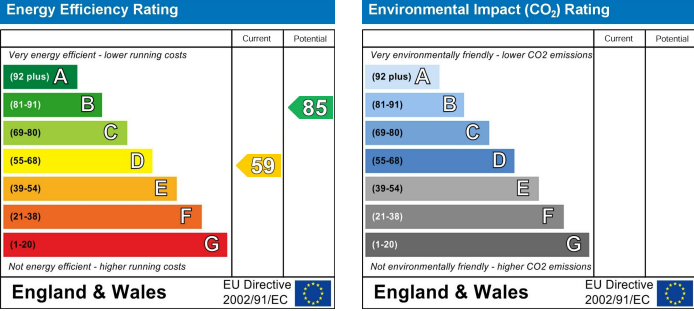
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

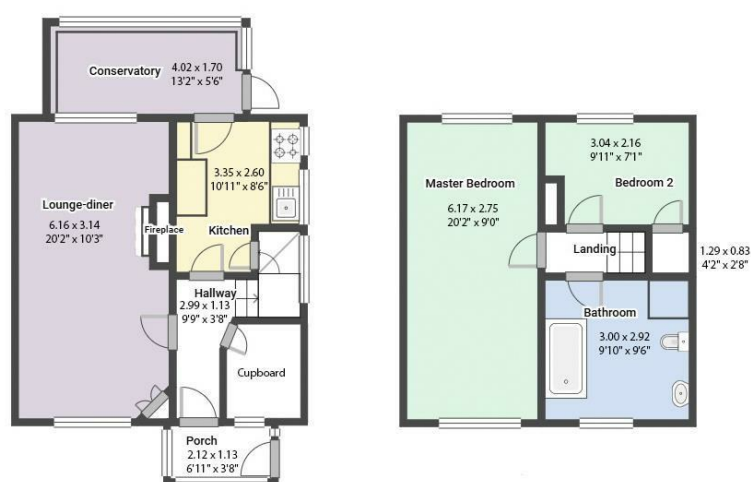
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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